



**2980 Retail/Restaurant Building  
2980-2990 North Federal Highway  
Fort Lauderdale  
Alley Vacation**

**Narrative**

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**Section 1: 2980 Building, Fort Lauderdale Description**

The “Property” is located on the east side of North Federal Highway just South of Oakland Park Boulevard having the addresses 2890 & 2990 N Federal Highway and includes the two un-addressed properties to the east as shown on Site Plan. The Property was the location of the now closed Mason Jar restaurant and the eastern parcels have been used as a parking lot for the previous structure for decades.

This Application is concurrently processing applications that proposes a new construction retail and restaurant building (the “2980 Building”) which includes conforming the zoning with the historic uses and vacating a portion of an un-used alley for better site planning purposes. The Property is zoned Boulevard Business (B-1) on the west and RMM-25 on the east. As such, the eastern parcels should be re-zoned to X-P Parking.

The 2980 Building is proposed as a neighborhood scale retail and restaurant building. The proposed restaurant will be a TooJay’s Gourmet Deli and the retail space is to be determined. The proposed principle structure is 7,565 square feet, 5,100 square feet being the TooJay’s restaurant and 2,465 square feet being future retail space.

The architecture of the 2980 Building is modern with clean lines and open pedestrian accessibility providing an active façade to North Federal Highway.

As depicted in the Application plan set, the proposed development spans eastern and western parcels, which are currently separated by an unused alley. The Application proposes to locate the principle structure on the western parcels closest to North Federal Highway and to locate the parking on the eastern parcels. Additionally, the Application seeks to vacate a portion of the unused alley to facilitate better site layout and design.

As such, the proposed development has three components:

- Site Plan Application
- Rezoning of Western Parcels to X-P Parking Zoning
- Partial Vacation of Alleyway

This Application proposes the vacation of the alley and dedication of easements back as discussed herein.

**Vacation of Right-of-Way:**

**Section 2: ULDR Section 47-24.6.A.4 Vacation of Right-of-Way Criteria:**

An application for a vacation of a right-of-way or other public place shall be reviewed in accordance with the following criteria:

- a. *The right-of-way or other public place is no longer needed for public purposes; and*

**RESPONSE:** The applicant owns the property abutting both sides of the portion of the alley to be vacated. The existing alley south of the subject development is not paved and is not providing pedestrian or vehicular access for the public. Likewise, the previously vacated portion of the alley to the north of the subject development provides neither pedestrian nor vehicular access for the public. The Applicant proposes to grant easements to the satisfaction of the City for any utilities and for public access to Middle River Drive. Hence, the subject portion of the right-of-way alley is no longer needed for public purposes.

- b. *Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and*

**RESPONSE:** A new 20-foot-wide access easement is proposed through the subject development from the remaining alley to Middle River Drive which will provide for improved vehicular circulation. The Applicant proposes to grant easements to the satisfaction of the City for any utilities and for public access to Middle River Drive. Hence, the subject portion of the right-of-way alley is no longer needed for public purposes.

- c. *The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and*

**RESPONSE:** The proposed site plan is designed to accommodate the new configuration by providing safe areas for vehicles to turn around and for emergency vehicle ingress and egress. A new 20-foot-wide access easement is proposed through the subject development from the remaining alley to Middle River Drive which will provide for improved vehicular circulation.

- d. *The closure of a right-of-way shall not adversely impact pedestrian traffic; and*

**RESPONSE:** This alley does not currently serve as a pedestrian access. A new sidewalk is proposed along Middle River Drive as part of this development to enhance pedestrian access and traffic.

- e. *All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.*

**RESPONSE:** There are existing public and private utilities in the subject alley. The applicant is proposing to grant a utility easement over the same portion of the alley which will be vacated. The applicant is requesting consent letters from all private utilities and the city.

**Section 3: Sec. 47-25.2, Adequacy Requirements**

The proposed vacation does not have an adverse impact on public services and facilities as set forth in ULDR Section 47-25.2. Adequacy is more fully addressed for the proposed development in the narrative for the development application having case number: ZR17003, which accompanies this vacation application.

# 2980 RETAIL / RESTAURANT BUILDING

2980-2990 NORTH FEDERAL HWY

FORT LAUDERDALE, FL 33306

DTI PROJECT # : 16021.01

DRC SUBMITTAL

REVISION #2



**DTI**  
DesignTech  
International  
Associates, Inc. AA26001933  
Architecture • Planning • Interior Design  
14125 N.W. 80th Ave, Suite 303  
Miami Lakes, FL 33016  
T. 786-235-9097  
F. 305-362-4420  
dtiinfo@dtiarchitect.com  
www.dtiarchitect.com

Carlos Pizarro, R.A.  
AR - 0013079

Revisions:  
03/24/2017 DRC COMMENTS  
06/23/2017 DRC COMMENTS

OWNER:  
**2980 INVESTMENTS LLC**  
6300 NE 1ST AVE, SUITE 100, FORT LAUDERDALE, FL 33334  
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

DEVELOPER:  
**DIVERSIFIED COMPANIES**  
6300 NE 1ST AVE, SUITE 100, FORT LAUDERDALE, FL 33334  
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PROJECT:  
**2980 RETAIL / RESTAURANT BUILDING**  
2980-2990 NORTH FEDERAL HWY  
FORT LAUDERDALE, FL 33306

Job Number: 16021.01  
File name:  
Issued Date: 01/17/17  
Drawn by: AMV  
Checked by: CC / CP

SHEET NAME  
**COVER SHEET**

SHEET NUMBER  
**A-0.0**

## OWNER

**2980 INVESTMENTS LLC**  
6300 NE 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33334  
954.776.1005 EXT 203  
WWW.DIVERSIFIEDCOS.COM

## DEVELOPER

**DIVERSIFIED COMPANIES**  
6300 NE 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33334  
954.776.1005 EXT 203  
WWW.DIVERSIFIEDCOS.COM

## ARCHITECT

**DESIGN TECH INTERNATIONAL ASSOC., INC.**  
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14125 NW 80TH AVENUE  
SUITE 303 MIAMI LAKES, FL 33016  
786.235.9097 CPIZARRO@DTIARCHITECT.COM  
WWW.DTIARCHITECT.COM

## ELECTRICAL / MECHANICAL / PLUMBING

**BUCHANAN P.E. CONSULTING INC.**  
RAJA BUCHANAN  
6191 W. ATLANTIC BLVD, SUITE # 2  
MARGATE, FL 33063  
954.590.3300 BUCHANAN@MEPEENGINEERS.COM

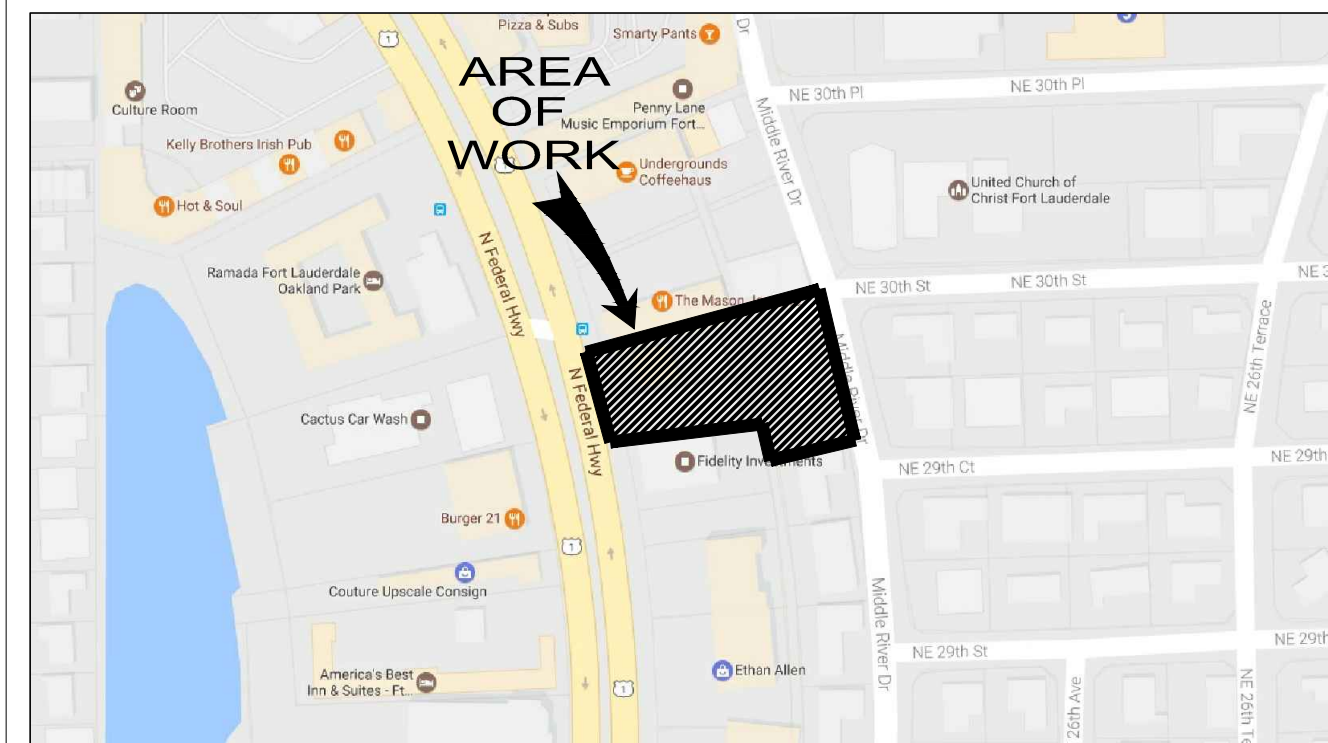
## CIVIL ENGINEER

**GRACE ENGINEERING, LLC**  
JOHN E FLYNN  
17110 SW 64TH COURT  
SOUTHWEST RANCHES, FL 33331  
954.558.9628 JOHNFLYNN@GRACEENGINEERS.COM

## LANDSCAPE ARCHITECT

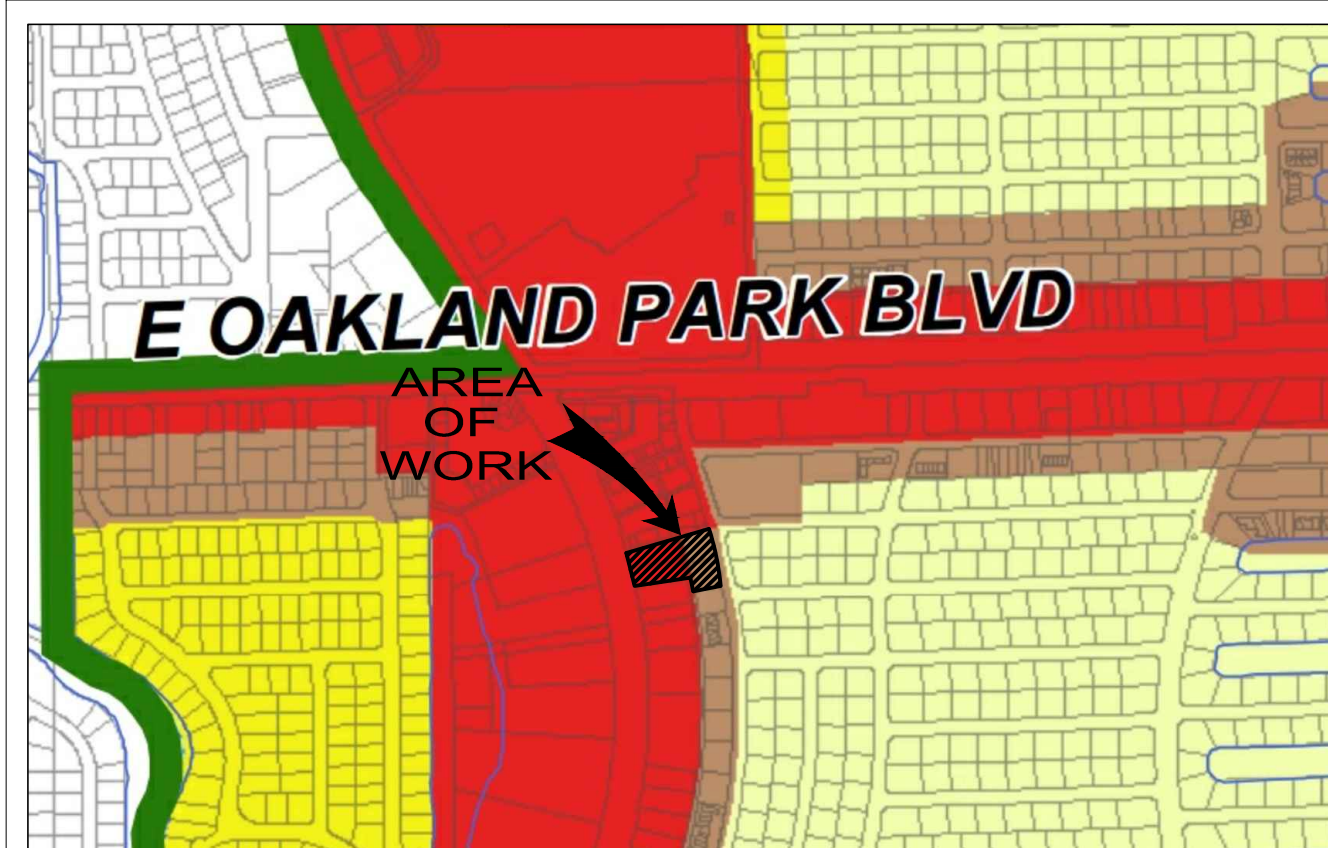
**M.L.A. GROUP, INC.**  
JAMES SCOTT McCLURE  
1016 NE 45TH ST  
OAKLAND PARK, FL 33334  
954.763.4071 MLAGROUPINC@YAHOO.COM

## LOCATION MAP:



PROPOSED SITE

**SITE MAP**  
SCALE: NTS



PROPOSED SITE

COMMERCIAL

MEDIUM HIGH 25

**LAND USE & ZONING MAP**  
SCALE: NTS

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A-2.0 PROPOSED ROOF PLAN  
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A-6.0 PROPOSED GARBAGE TRUCK TURNING PLAN

## M.E.P

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## CIVIL

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C-2.0 PAVING GRADING & DRAINAGE PLAN  
C-3.0 WATER & SEWER PLAN  
C-4.0 CIVIL DEMOLITION PLAN  
C-5.0 SWPPP  
C-6.0 FDOT STANDARDS  
C-7.0 CITY STANDARDS  
C-8.0 WATER & SEWER DETAILS  
C-9.0 BROWARD STANDARDS  
C-10. SITE DETAILS  
C-11. SWPPP DETAILS

## PROJECT DESCRIPTION:

THE CONSTRUCTION OF A NEW SINGLE STORY 7565 S.F. COMMERCIAL BUILDING AT 2980 NORTH FEDERAL HIGHWAY IN FORT LAUDERDALE, FLORIDA. THIS BUILDING WILL CONTAIN 2 TENANTS, A 5,100 S.F. RESTAURANT AND A 2,465 S.F. RETAIL. OPEN AIR PARKING TOTALING 68 PARKING SPACES ARE BEING PROVIDED.

WITH THIS SUBMISSION WE ARE REQUESTING THE DEVELOPMENT REVIEW COMMITTEE TO REVIEW OUR APPLICATIONS FOR SITE PLAN LEVEL IV, REZONING OF THE RMM-25 PORTION OF SITE TO AN X-P ZONE, AND FOR A RIGHT OF WAY VACATION.

## LEGAL DESCRIPTION:

PARCEL 1: LOTS 4 AND 5, BLOCK 66, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225045130 AND 494225045140)

TOGETHER WITH A PARCEL OF LAND LYING WITHIN LOT 2, BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BOUNDED AS FOLLOWS:

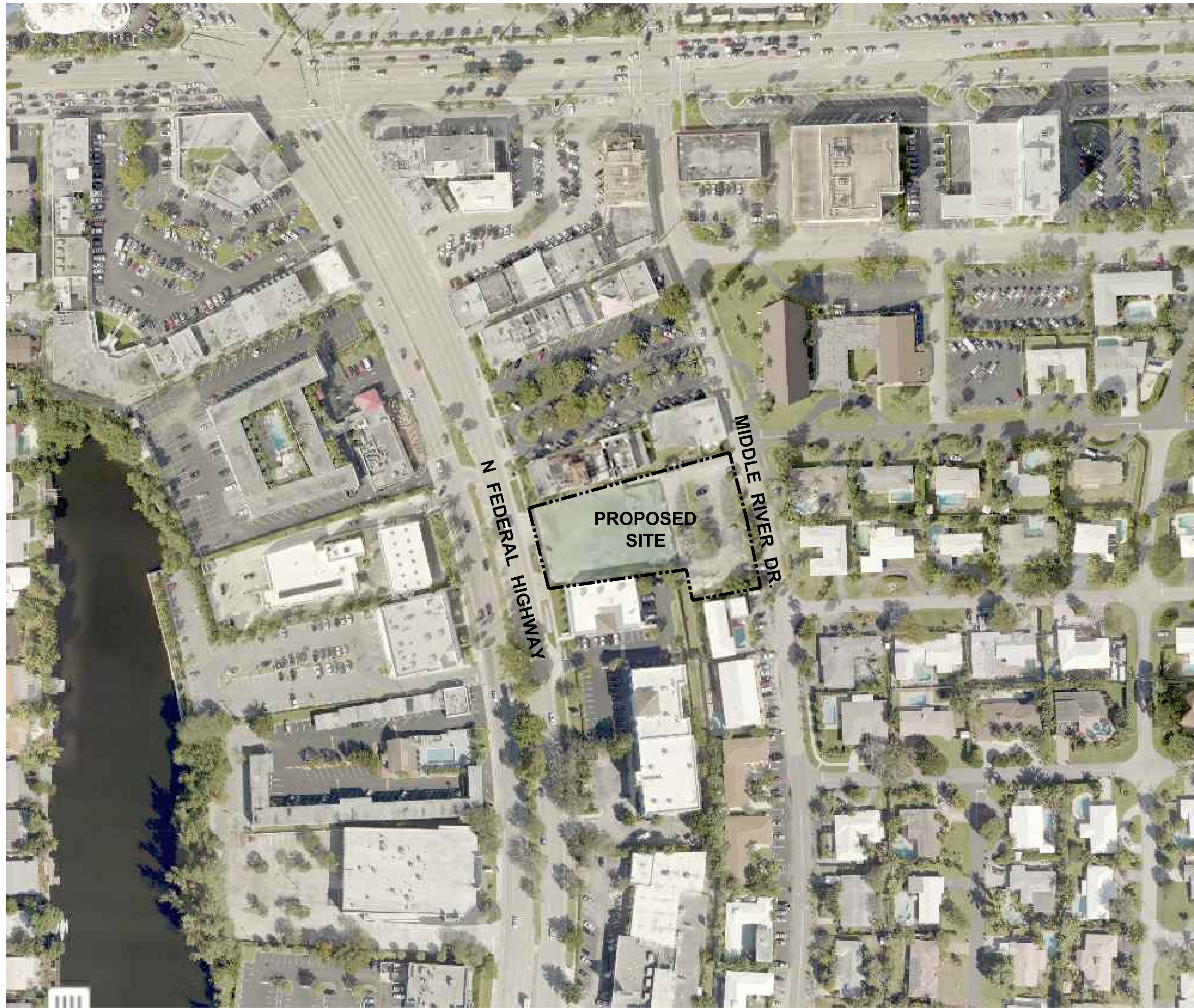
ON THE SOUTH BY A LINE PARALLEL TO AND 141 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF MID LOT 2; ON THE WEST BY THE WEST BOUNDARY OF SAID LOT 2; ON THE NORTH BY A LINE PARALLEL TO AND 208 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 2; AND ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT 2. (FOLIO No. 494225044570)

PARCEL 2: LOT 2, LESS THE SOUTH 208 FEET (AS MEASURED AT RIGHT ANGLES), BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225044560)  
2980-2990 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306

## SITE CRITERIA AND BUILDING DATA:

**PROPERTY ADDRESS:** 2980-2990 N. FEDERAL HWY. CITY OF FORT LAUDERDALE

A. LAND USE DESIGNATION: COMMERCIAL AND MEDIUM HIGH 25  
B. ZONING DESIGNATION: EXISTING B-1 BOULEVARD BUSINESS / RMM-25 RESIDENTIAL  
ZONING DESIGNATION: PROPOSED B-1 BOULEVARD BUSINESS / XP  
C. GROSS LOT AREA: 46,140.75 S.F. / 43,560 = 1.059 ACRES  
D. WATER / WASTE SERVICE PROVIDER: CITY OF FORT LAUDERDALE  
E. BUSINESS DEVELOPMENT: COMMERCIAL  
F. GROSS FLOOR AREA: RESTAURANT: 5,100 SF (+ 377 SF EXTERIOR AREA)  
RETAIL: 2,465 SF  
G. PARKING DATA: PARKING REQUIRED PER ITE MANUAL - 68  
PARKING REQUIRED PER ULDR CODE, ART III, SECT. 47-20.2, TABLE 1:  
RESTAURANT 1/30 CSA SF (1,519 SF+377 SF) = 63.2 SPACES  
1/250 GFA SF (3,581 SF) = 14.32 SPACES  
RETAIL 1/250 SF (2,465 SF) = 9.86 SPACES  
TOTAL PARKING REQUIRED: 88 SPACES  
TOTAL PARKING PROVIDED: 68 SPACES ( 3 ACCESSIBLE)  
H. BUILDING FOOTPRINT/LOT COVERAGE: 7,565 SF  
I. FLOOR AREA RATIO (F.A.R.): 7,565 SF / 46,140.75 SF = 0.1639 F.A.R.  
J. BUILDING HEIGHT: 24'-0" FROM FINISHED FLOOR TO TOP OF PARAPET.  
K. NUMBER OF STORIES: 1  
L. SEE NARRATIVE AND ATTACHMENTS FOR ADDITIONAL INFORMATION  
M. DENSITY: N/A  
N. CURRENT USE OF PROPERTY AND INTENSITY: VACANT LAND  
O. NUMBER OF DWELLING UNITS: N/A  
P. LOADING ZONE: N/A  
Q. STRUCTURE LENGTH: 89'-0" X 85'-0"  
R. OPEN SPACE: 38,575 SF / 0.88 AC  
S. VEHICULAR USE AREA: 29,375.42 SF  
T. LANDSCAPE AREA: LANDSCAPE REQUIRED: 20% VUA = 5,875.28 SF  
30 SF/PARKING SPACE = 2,070 SF  
TOTAL LANDSCAPE REQUIRED: 7,945 SF  
TOTAL LANDSCAPE PROVIDED: 8,085 SF  
U. SETBACKS: REQUIRED PROVIDED  
FRONT SET BACK 20'-0" 20'-0"  
SIDE SET BACK 0'-10" 0'-10"  
REAR SET BACK - 195'-3"



**SURROUNDING AERIAL VIEW**  
SCALE: 1" = 100'-0"



**SITE AERIAL VIEW**  
SCALE: 1" = 30'-0"

Carlos Pizarro, R.A.  
AR - 0013079

OWNER: **2980 INVESTMENTS LLC**  
6300 NW 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33334  
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

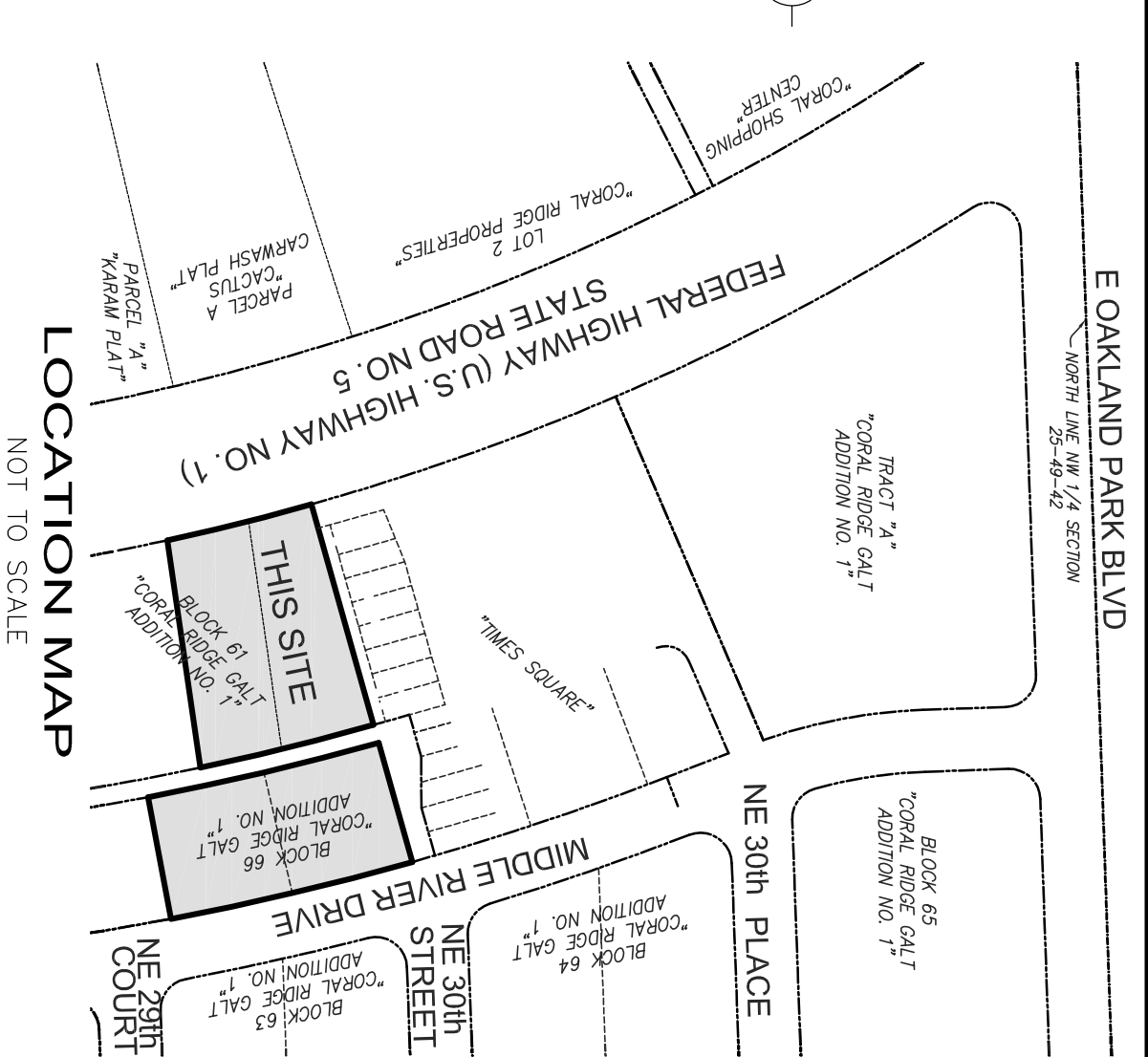
DEVELOPER: **DIVERSIFIED COMPANIES**  
6300 NW 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33334  
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

PROJECT: **2980 RETAIL / RESTAURANT BUILDING**  
2980-2990 NORTH FEDERAL HWY  
FORT LAUDERDALE, FL 33306

Job Number: 16021.01  
File name:  
Issued Date: 01/17/17  
Drawn by: MV/AMV  
Checked by: CC / CP

SHEET NAME  
**AERIAL VIEWS**

SHEET NUMBER  
**A-0.1**



**LEGAL DESCRIPTION:**  
 PARCEL 1: LOTS 4 AND 5, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 TOGETHER WITH A PARCEL OF LAND LYING WITHIN LOT 2, BLOCK 61, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS:  
 ON THE SOUTH BY A LINE PARALLEL TO AND 141 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 2; ON THE WEST BY THE WEST BOUNDARY OF SAID LOT 2; ON THE NORTH BY A LINE PARALLEL TO AND 208 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 2; AND ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT 2.  
 PARCEL 2: LOT 2, LESS THE SOUTH 208 FEET (AS MEASURED AT RIGHT ANGLES), BLOCK 61, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- NOTES:**
- 1) THIS SITE CONTAINS A TOTAL OF 43,947 SQUARE FEET (1.0088 ACRES) MORE OR LESS.
  - 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK #0573; ELEVATION: 8.419 FEET.
  - 3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #125105 0396H; MAP DATE: 8/18/14.
  - 4) THIS SITE LIES IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
  - 5) BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF N FEDERAL HIGHWAY ASSUMED CHORD BEARING BEING S131°6'04"E.
  - 6) RESPONSIBLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
  - 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
  - 8) THIS SITE CONTAINS 21 TOTAL PARKING SPACES (20 REGULAR & 1 DISABLED).
  - 9) THIS SURVEY WAS PREPARED WITH BENEFIT OF OPINION OF TITLE, PREPARED BY MOSKOWITZ, MANDELL, ALIM & SIMOWITZ, P.A.; DATED THROUGH FEBRUARY 1, 2017 AT 6:00 A.M.
  - 10) ALL RECORDED DOCUMENTS SHOWN HERE ON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFICATION:**  
 TO DIVERSIFIED COMPANIES, 2980 INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY; MOSKOWITZ, MANDELL, ALIM & SIMOWITZ, P.A.; REFRESH FINANCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 10, 11 OF TABLE A THEREOF.  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 D JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 D BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
 STATE OF FLORIDA

NO.	DATE	BY	REVISIONS
1	2/27/17	J.F.P.	PROPOSED
2	2/27/17	J.F.P.	2980 N FEDERAL HIGHWAY
3	2/27/17	J.F.P.	FORT LAUDERDALE, BROWARD COUNTY
4	2/27/17	J.F.P.	FLORIDA 33306

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**ALTA/NSPS LAND TITLE SURVEY**

**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33361  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: survey@pulicesurveyors.com  
 CERTIFICATE OF AUTHORIZATION LB#3870

**GRAPHIC SCALE**  
 0' 20' 40' 60'  
 1" = 20'

**LEGEND**  
 CONCRETE  
 ASPHALT PAVEMENT  
 ELEVATION  
 OVERHEAD WIRES  
 UNDERGROUND WATER LINE  
 UNDERGROUND STORM SEWER LINE  
 UNDERGROUND SANITARY SEWER LINE  
 UNDERGROUND COMMUNICATION LINE  
 CENTERLINE  
 OFFICIAL RECORDS BOOK  
 TRAVERSE POINT (FOR FIELD INFORMATION ONLY)  
 RADIUS  
 CA  
 CENTRAL ANGLE  
 A  
 ARC LENGTH  
 PM  
 PERMANENT REFERENCE MONUMENT  
 A/C  
 AIR CONDITIONER SLAB

**LOCATION MAP**  
 NOT TO SCALE

**CORAL RIDGE LZB SITE**  
 2980 N FEDERAL HIGHWAY  
 FORT LAUDERDALE, BROWARD COUNTY  
 FLORIDA 33306

**PROPOSED**  
**CORAL RIDGE LZB SITE**  
 2980 N FEDERAL HIGHWAY  
 FORT LAUDERDALE, BROWARD COUNTY  
 FLORIDA 33306

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**ALTA/NSPS LAND TITLE SURVEY**

**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33361  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: survey@pulicesurveyors.com  
 CERTIFICATE OF AUTHORIZATION LB#3870

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# "CORAL RIDGE LZB"

A REPLAT OF LOT 2, LESS THE SOUTH 141.00 FEET, BLOCK 61 OF "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

**LEGAL DESCRIPTION:**  
LOT 2, LESS THE SOUTH 141 FEET (AS MEASURED AT RIGHT ANGLES), BLOCK 61, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 24,382 SQUARE FEET (0.5597 ACRES).

**DEDICATION:**  
STATE OF FLORIDA S.S.  
COUNTY OF BROWARD  
KNOW ALL MEN BY THESE PRESENTS: OB REAL ESTATE HOLDINGS 1692 LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "CORAL RIDGE LZB", A REPLAT.  
THE ADDITIONAL ALLEY RIGHT-OF-WAY DEDICATION SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

**WITNESSES:**  
OB REAL ESTATE HOLDINGS 1692 LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, \_\_\_\_\_, A FLORIDA LIMITED COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

**WITNESS:** MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_  
COMMISSION # \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

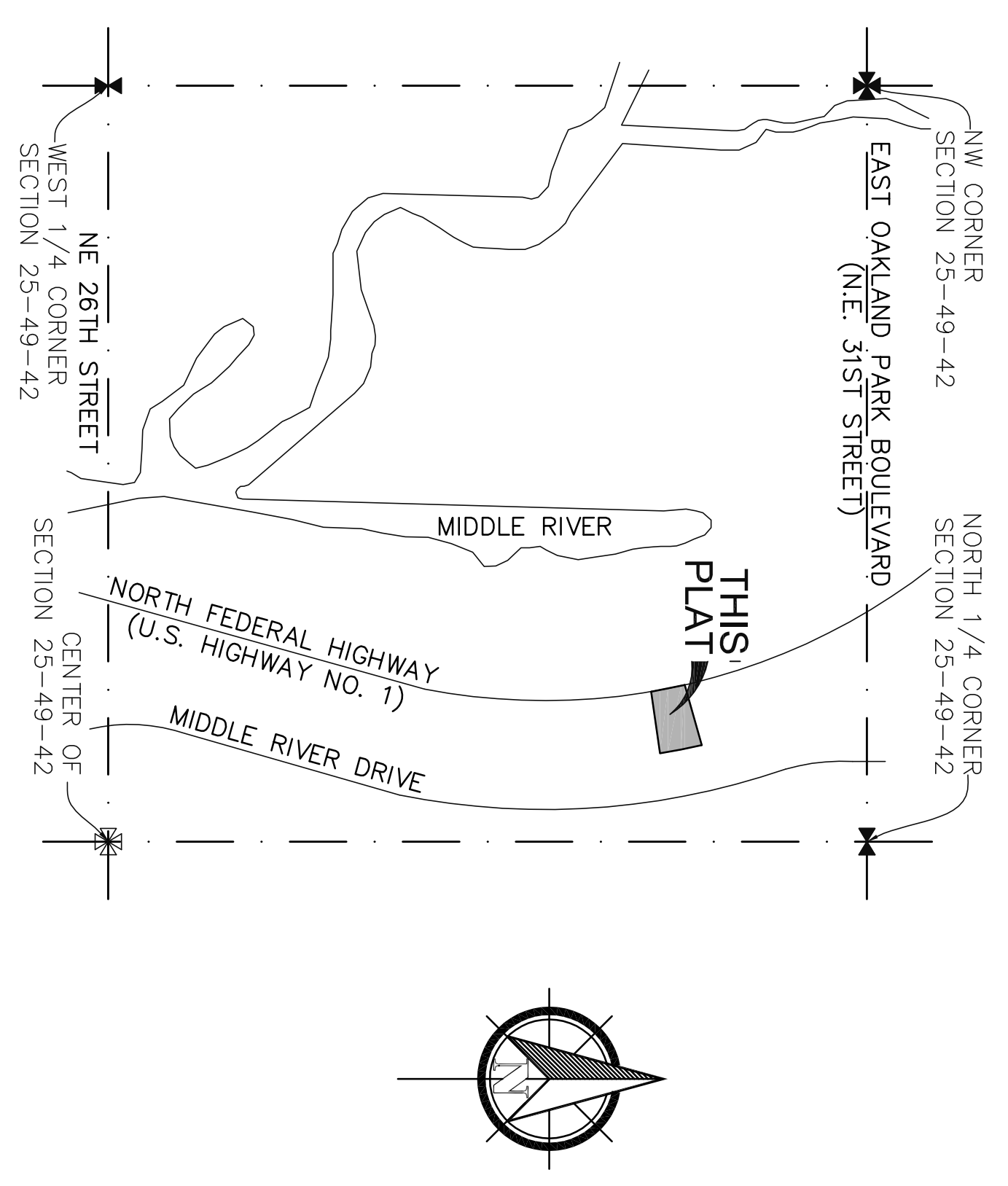
~~**MORTGAGEE CONSENT:**  
STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_  
KNOW ALL MEN BY THESE PRESENTS: THAT \_\_\_\_\_, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED \_\_\_\_\_, 201\_\_, FILED IN OFFICIAL RECORDS BOOK PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "CORAL RIDGE LZB", AND TO THE DEDICATIONS AS SHOWN HEREON.~~

~~**WITNESS:** THE UNDERSIGNED HAVE HERETO SET THEIR HANDS AND THE CORPORATE SEAL AFFIXED HERETO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_  
WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_~~

~~**ACKNOWLEDGMENT OF MORTGAGEE:**  
STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ OF \_\_\_\_\_, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY, AND SIGNATURE HAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_  
WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_~~

## PULICE LAND SURVEYORS, INC.

PREPARED BY  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
OCTOBER, 2014



**LOCATION MAP**  
NW 1/4 SECTION 25-49-42  
NOT TO SCALE

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE PROFESSIONAL SUPERVISION, THAT SAID SURVEY AND PLATTING COMPLETES WITH THE APPLICABLE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS 22ND DAY OF AUGUST, A.D. 2016, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS  
PROFESSIONAL SURVEYOR AND MAPPER NO. L56136  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA  
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

OB REAL ESTATE HOLDINGS 1692 LLC A FLORIDA LIMITED LIABILITY COMPANY	DEDICATION ACKNOWLEDGMENT	MORTGAGEE ACKNOWLEDGMENT	MORTGAGEE ACKNOWLEDGMENT	PLATTING SURVEYOR	CITY OF FORT LAUDERDALE	COUNTY SURVEYOR	COUNTY ENGINEER
--	---------------------------	--------------------------	--------------------------	-------------------	-------------------------	-----------------	-----------------

**CITY COMMISSION:**  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN AND BY RESOLUTION NO. \_\_\_\_\_ ADOPTED BY SAID CITY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_

**IN WITNESS WHEREOF:** THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_

**NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF ANY BUILDING OR PLAT THEREON UNTIL THE CITY ENGINEER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFORMANCE FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.**

**CITY PLANNING AND ZONING BOARD:**  
THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_  
BY: \_\_\_\_\_ CHAIR  
CITY OF FORT LAUDERDALE DATE

**CITY ENGINEER:**  
I HEREBY APPROVE THIS PLAT FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_  
BY: HARDEEP ANAND  
CITY OF FORT LAUDERDALE  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 57380  
STATE OF FLORIDA

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:**  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_  
BY: \_\_\_\_\_ DIRECTOR/DESIGNEE

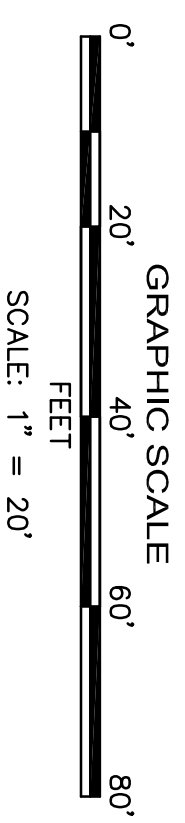
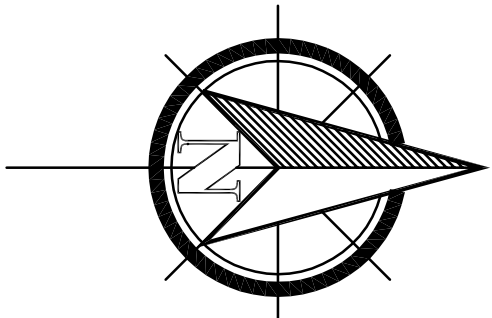
**BROWARD COUNTY PLANNING COUNCIL:**  
THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_  
BY: \_\_\_\_\_ CHAIRPERSON

THIS PLAT COMPLETES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_  
BY: \_\_\_\_\_ EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:**  
THIS IS TO CERTIFY THAT THIS PLAT COMPLETES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_  
ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR  
BY: \_\_\_\_\_ DEPUTY  
BY: \_\_\_\_\_ MAYOR, COUNTY COMMISSION

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:**  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.  
BY: ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER LS4030  
DATE: \_\_\_\_\_  
BY: RICHARD TORNESE  
DIRECTOR OF ENGINEERING  
FLORIDA PROFESSIONAL  
ENGINEER REGISTRATION NO. 40263  
DATE: \_\_\_\_\_

PLANNING FILE NO. 023-MP-15



**"CORAL RIDGE LZB"**  
 A REPLAT OF LOT 2, LESS THE SOUTH 141.00 FEET, BLOCK 61 OF "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE  
 PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
 SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 954-572-1777  
 FAX NO. 954-572-1778  
 OCTOBER, 2014

PLAT BOOK PAGE  
 SHEET 2 OF 2 SHEETS

**SURVEYOR'S NOTES:**

1) THIS PLAT IS RESTRICTED TO 14,000 SQUARE FEET OF COMMERCIAL USE. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1./1. DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2) THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERE TO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

3) BEARINGS ARE ASSUMED AND BASED ON A CHORD BEARING OF S14.00°55'E BETWEEN THE NE CORNER OF PARCEL A, PLAT BOOK 179, PAGE 113 AND THE SE CORNER OF PARCEL "A", PLAT BOOK 181, PAGE 8, AS REFERENCED BY FOUND MONUMENTATION AS SHOWN HEREON.

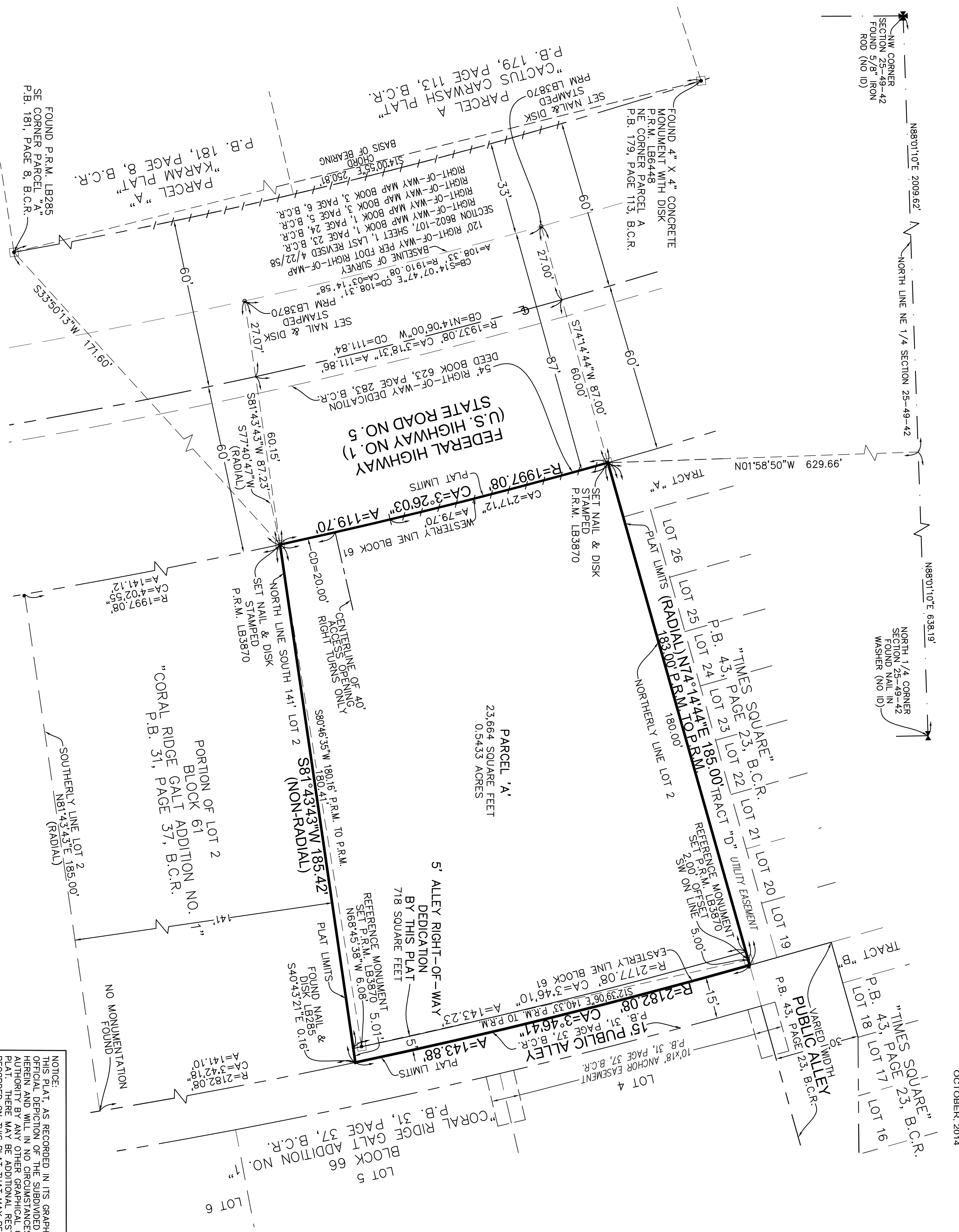
4) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY DECEMBER 8, 2020, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

5) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBMITTED AND COMPLETED BY DECEMBER 8, 2020, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

6) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES, PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FUNCTIONING OF ANY EXISTING UTILITY. THE EVENT OF A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

**LEGEND:**

- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENTS (4"x4"x24" CONCRETE MONUMENTS WITH 2" ALUMINUM DISK STAMPED WITH SURVEYOR'S NAME AND DATE)
- P.C.P. ● DENOTES: PERMANENT REFERENCE MONUMENTS (1/2" DIA. BRASS WASHER STAMPED "POP LB3870" UNLESS OTHERWISE NOTED)
- LB DENOTES: LICENSED BUSINESS
- P.B. DENOTES: PLAT BOOK
- Pg DENOTES: PAGE
- ⊕ DENOTES: CENTERLINE
- /— DENOTES: NON-VEHICULAR ACCESS LINE
- FDOT DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
- R DENOTES: RADIUS
- CA DENOTES: CENTRAL ANGLE
- A DENOTES: ARC LENGTH
- CB DENOTES: CHORD BEARING
- CD DENOTES: CHORD DISTANCE
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- ID DENOTES: IDENTIFICATION
- ⊠ DENOTES: QUARTER SECTION CORNER
- ⊡ DENOTES: SECTION CORNER



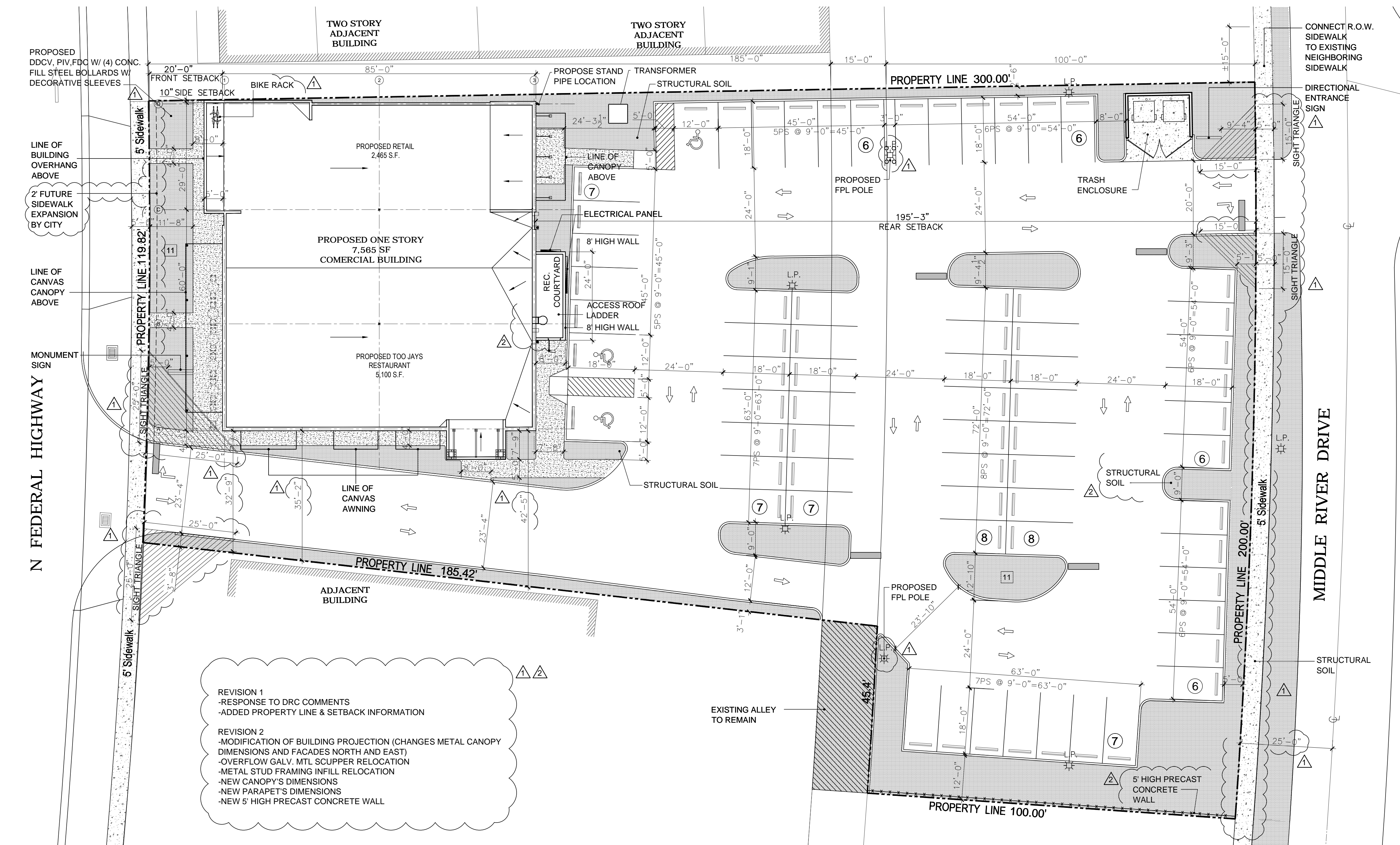
NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLANNING FILE NO. 023-MP-15





**LOCATION MAP**  
SCALE: NTS

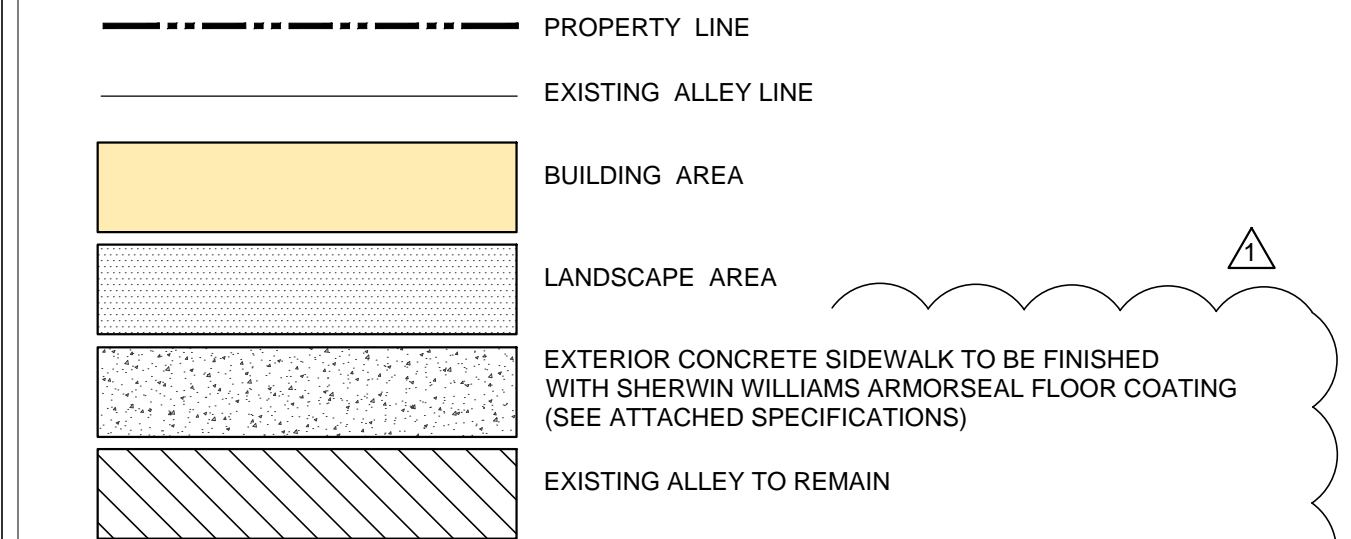


**REVISION 1**  
-RESPONSE TO DRC COMMENTS  
-ADDED PROPERTY LINE & SETBACK INFORMATION

**REVISION 2**  
-MODIFICATION OF BUILDING PROJECTION (CHANGES METAL CANOPY DIMENSIONS AND FACADES NORTH AND EAST)  
-OVERFLOW GALV. MTL SCUPPER RELOCATION  
-METAL STUD FRAMING INFILL RELOCATION  
-NEW CANOPY'S DIMENSIONS  
-NEW PARAPET'S DIMENSIONS  
-NEW 5' HIGH PRECAST CONCRETE WALL

**PROPOSED SITE PLAN**  
SCALE: 1/16" = 1'-0"

**SITE PLAN LEGEND:**



**SITE CRITERIA AND BUILDING DATA:**

**PROPERTY ADDRESS:** 2980-2990 N. FEDERAL HWY. CITY OF FORT LAUDERDALE

**PROJECT DESCRIPTION:**  
THE CONSTRUCTION OF A NEW 1 STORY 7565 S.F. COMMERCIAL BUILDING AT 2980 NORTH FEDERAL HIGHWAY IN FORT LAUDERDALE, FLORIDA. THIS BUILDING WILL CONTAIN 2 TENANTS, A 5,100 S.F. RESTAURANT AND A 2,465 S.F. RETAIL. OPEN AIR PARKING TOTALING 70 PARKING SPACES ARE BEING PROVIDED.

**A. LAND USE DESIGNATION:** COMMERCIAL AND MEDIUM HIGH 25  
**B. ZONING DESIGNATION:** EXISTING B-1 BOULEVARD BUSINESS / RMM-25 RESIDENTIAL  
ZONING DESIGNATION: PROPOSED B-1 BOULEVARD BUSINESS / X-P

**C. GROSS LOT AREA:** 46,140.75 S.F. / 43,560 = 1.059 ACRES  
**D. WATER / WASTE SERVICE PROVIDER:** CITY OF FORT LAUDERDALE  
**E. BUSINESS DEVELOPMENT:** COMMERCIAL  
**F. GROSS FLOOR AREA:** RESTAURANT: 5,100 SF (377 SF EXTERIOR AREA)  
RETAIL: 2,465 SF

**G. PARKING DATA:**  
**PARKING REQUIRED PER ITE MANUAL : 68**  
**PARKING REQUIRED PER ULDR CODE, ART III, SECT. 47-20.2, TABLE 1:**  
RESTAURANT  
1/30 CSA SF (1,519 SF+377 SF) = 63.2 SPACES  
1/250 GFA SF (3,581 SF) = 14.32 SPACES  
RETAIL  
1/250 SF (2,465 SF) = 9.86 SPACES  
TOTAL PARKING REQUIRED: 88 SPACES  
TOTAL PARKING PROVIDED: **88 SPACES (3 ACCESSIBLE)**

**H. BUILDING FOOTPRINT/LOT COVERAGE:** 7,565 SF  
**I. FLOOR AREA RATIO (F.A.R.):** 7,565 SF / 46,140.75 SF = 0.1639 F.A.R.  
**J. BUILDING HEIGHT:** 24'-0" FROM FINISHED FLOOR TO TOP OF PARAPET.  
**K. NUMBER OF STORIES:** 1  
**L. SEE NARRATIVE AND ATTACHMENTS FOR ADDITIONAL INFORMATION**  
**M. DENSITY:** N/A  
**N. CURRENT USE OF PROPERTY AND INTENSITY:** VACANT LAND  
**O. NUMBER OF DWELLING UNITS:** N/A  
**P. LOADING ZONE:** N/A  
**Q. STRUCTURE LENGTH:** 89'-0" X 85'-0"  
**R. OPEN SPACE:** 38,575 SF / 0.88 AC  
**S. VEHICULAR USE AREA:** 29,375.42 SF  
**T. LANDSCAPE AREA:**  
LANDSCAPE REQUIRED: 20% VUA = 5,875 SF  
30 SF/PARKING SPACE = 2,070 SF  
TOTAL LANDSCAPE REQUIRED: 7,945 SF  
LANDSCAPE PROVIDED: **8,085 SF**

**U. SETBACKS:**

	REQUIRED	PROVIDED
FRONT SET BACK	20'-0"	20'-0"
SIDE SET BACK	-	0'-10"
REAR SET BACK	-	195'-3"

**GENERAL NOTES:**

- G.C. TO PROVIDE ALL UTILITIES CONNECTIONS FROM SOURCE TO BUILDING.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL COUNTY STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- G.C. IS RESPONSIBLE TO CONFIRM ALL REQUIRED SITE TRENCHING NEEDED FOR ALL TRADES (INCLUDING ELECTRICAL, PLUMBING & MECHANICAL) AS PART OF HIS BID. ANY EXCAVATION, DEMOLITION, PATCHING OF CONCRETE OR ASPHALT, FOR ITEMS SUCH AS SITE LIGHTING, DRY WELLS, IRRIGATION OR PLUMBING LINES ARE TO BE INCLUDED.
- G.C. TO TEST IRRIGATION SYSTEM AND REPAIR AND REPLACE ANY DAMAGED PIPE FITTING OR DEVICES AND MAKE FULLY OPERATIONAL.
- G.C. TO COORDINATE ALL SITE AND BLDG. SIGNS WITH SIGN VENDOR.

**LEGAL DESCRIPTION:**

PARCEL 1: LOTS 4 AND 5, BLOCK 66, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
(FOLIO No. 494225045130 AND 494225045140)  
TOGETHER WITH A PARCEL OF LAND LYING WITHIN LOT 2, BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS:  
ON THE SOUTH BY A LINE PARALLEL TO AND 141 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF MID LOT 2; ON THE WEST BY THE WEST BOUNDARY OF SAID LOT 2; ON THE NORTH BY A LINE PARALLEL TO AND 208 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 2; AND ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT 2.  
(FOLIO No. 494225044570)  
PARCEL 2: LOT 2, LESS THE SOUTH 208 FEET (AS MEASURED AT RIGHT ANGLES), BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225044560)  
2980-2990 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306

Carlos Pizarro, R.A.  
AR - 0013079

Revisions:

Date	Description
03/24/2017	△ DRC COMMENTS
06/23/2017	△ DRC COMMENTS

**OWNER:**  
2980 INVESTMENTS LLC  
6900 NE 1ST AVE, SUITE 100, FORT LAUDERDALE, FL 33334  
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

**DEVELOPER:**  
DIVERSIFIED COMPANIES  
6900 NE 1ST AVE, SUITE 100, FORT LAUDERDALE, FL 33334  
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

**PROJECT:**  
2980 RETAIL / RESTAURANT BUILDING  
2980-2990 NORTH FEDERAL HWY  
FORT LAUDERDALE, FL 33306

Job Number: 16021.01  
File name:  
Issued Date: 01/17/17  
Drawn by: AMV  
Checked by: CC / CP

**SHEET NAME**  
PROPOSED SITE PLAN

**SHEET NUMBER**  
SP-1.0



SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

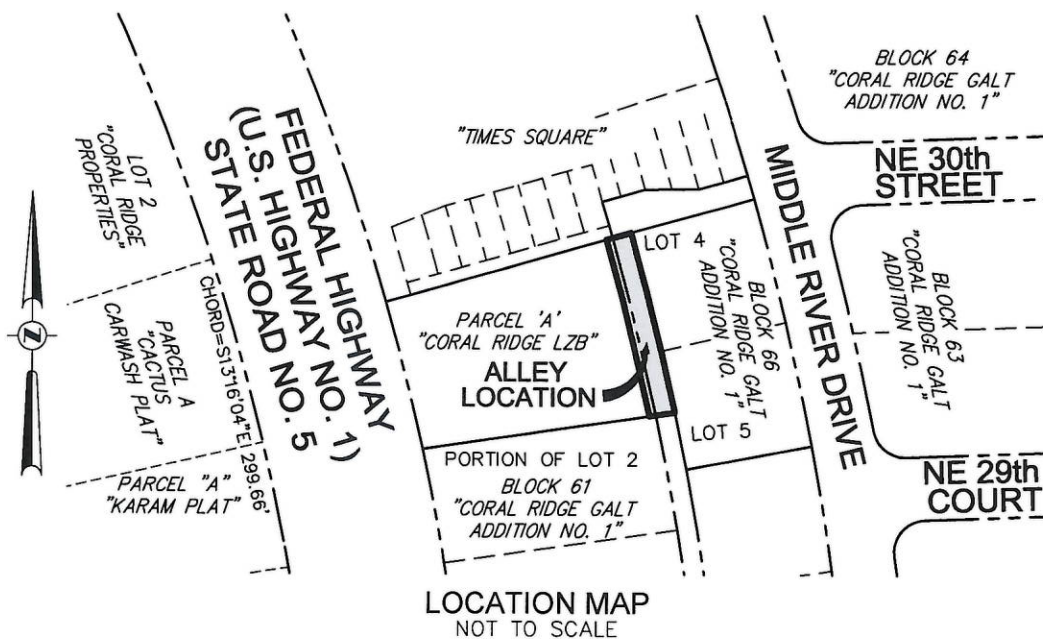
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: 20 FOOT WIDE ALLEY VACATION WITH RETAINED UTILITY EASEMENT**  
THAT PORTION OF THE 15 FOOT WIDE ALLEY LYING ADJACENT TO LOTS 4 AND 5, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE 5.00 FOOT WIDE ALLEY AS SHOWN ON "CORAL RIDGE LZB", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 77, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF SAID 5.00 FOOT WIDE ALLEY AND ITS EASTERLY PROJECTION AND THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF SAID LOT 4, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1"; AND BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF SAID 5.00 FOOT WIDE ALLEY AND ITS EASTERLY PROJECTION TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1"

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 2,891 SQUARE FEET (0.0664 ACRES), MORE OR LESS.



**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF "CORAL RIDGE LZB", PLAT BOOK 183, PAGE 77, BEING N74°14'44"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FILE: DIVERSIFIED COMPANIES

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 62708C

DATE: 3/10/17; REV. 4/25/17; 5/30/17; 6/9/17

20' WIDE ALLEY VACATION WITH RETAINED UTILITY EASEMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: CORAL RIDGE LZB

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

*Beth Burns*

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

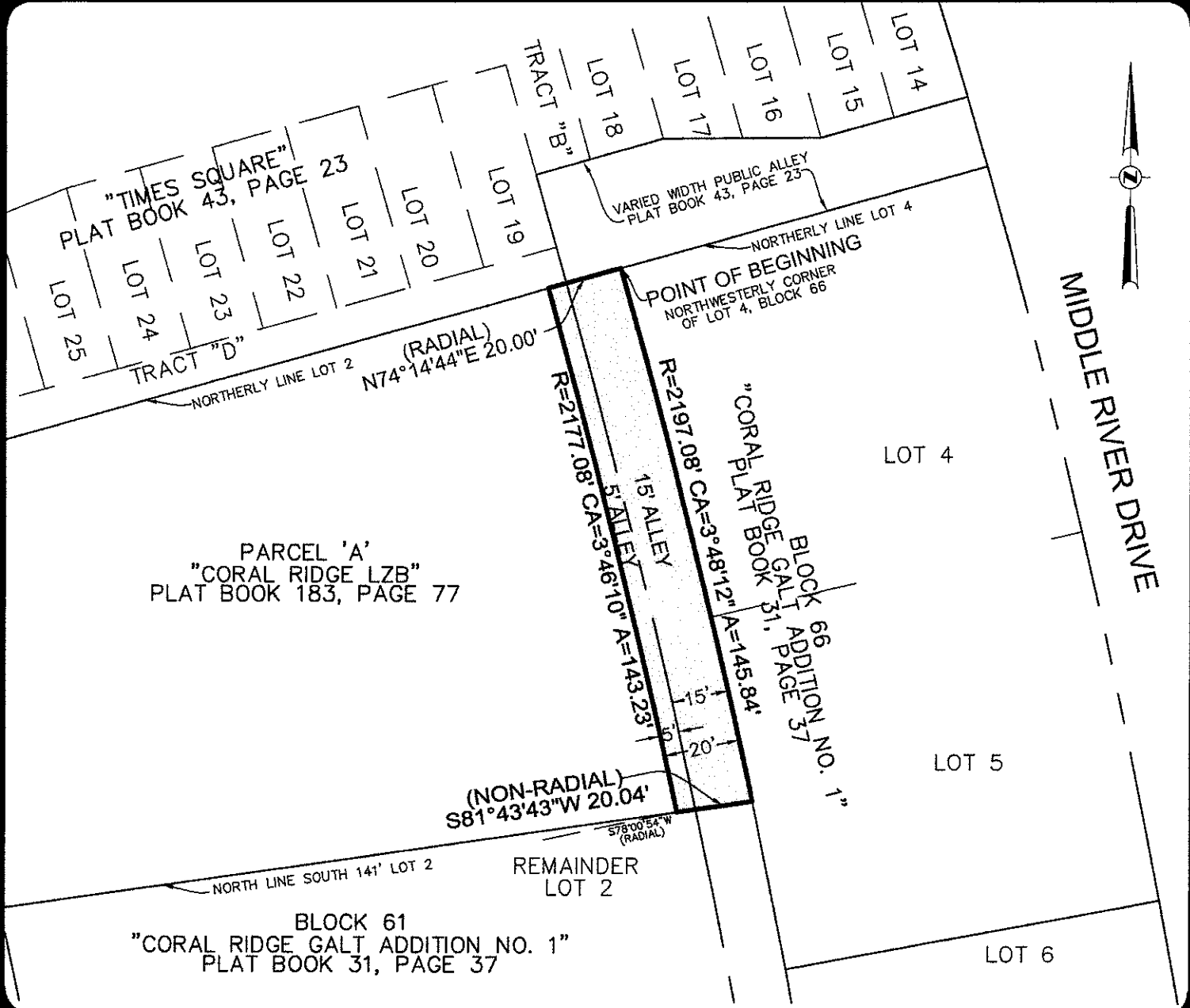
BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: DIVERSIFIED COMPANIES	
SCALE: 1"=40'	DRAWN: L.S.
ORDER NO.: 62708C	
DATE: 3/10/17; REV. 4/25/17; 5/30/17; 6/9/17	
20' WIDE ALLEY VACATION	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: CORAL RIDGE LZB	

**SHEET 2 OF 2** THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

**LEGEND:**  
 R RADIUS  
 CA CENTRAL ANGLE  
 A ARC LENGTH



SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

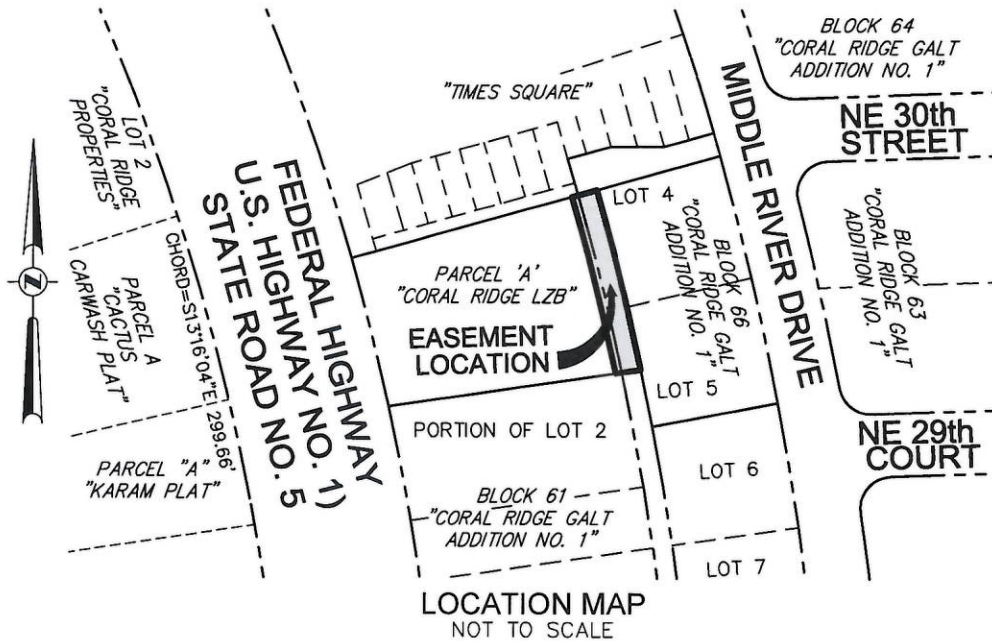


**LEGAL DESCRIPTION:**

**20 FOOT WIDE UTILITY EASEMENT**

THAT PORTION OF THE 15 FOOT WIDE ALLEY LYING ADJACENT TO LOTS 4 AND 5, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE 5.00 FOOT WIDE ALLEY AS SHOWN ON "CORAL RIDGE LZB", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 77, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF SAID 5.00 FOOT WIDE ALLEY AND ITS EASTERLY PROJECTION AND THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF SAID LOT 4, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1"; AND BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF SAID 5.00 FOOT WIDE ALLEY AND ITS EASTERLY PROJECTION TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1"

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 2,891 SQUARE FEET (0.0664 ACRES), MORE OR LESS.



LOCATION MAP  
NOT TO SCALE

**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF "CORAL RIDGE LZB", PLAT BOOK 183, PAGE 77, BEING N74°14'44"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**FILE: DIVERSIFIED COMPANIES**

**SCALE: N/A**

**DRAWN: B.B.**

**ORDER NO.: 63180**

**DATE: 5/30/17; 6/9/17**

**20' WIDE UTILITY EASEMENT**

**FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

**FOR: CORAL RIDGE LZB**

**SHEET 1 OF 2**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA



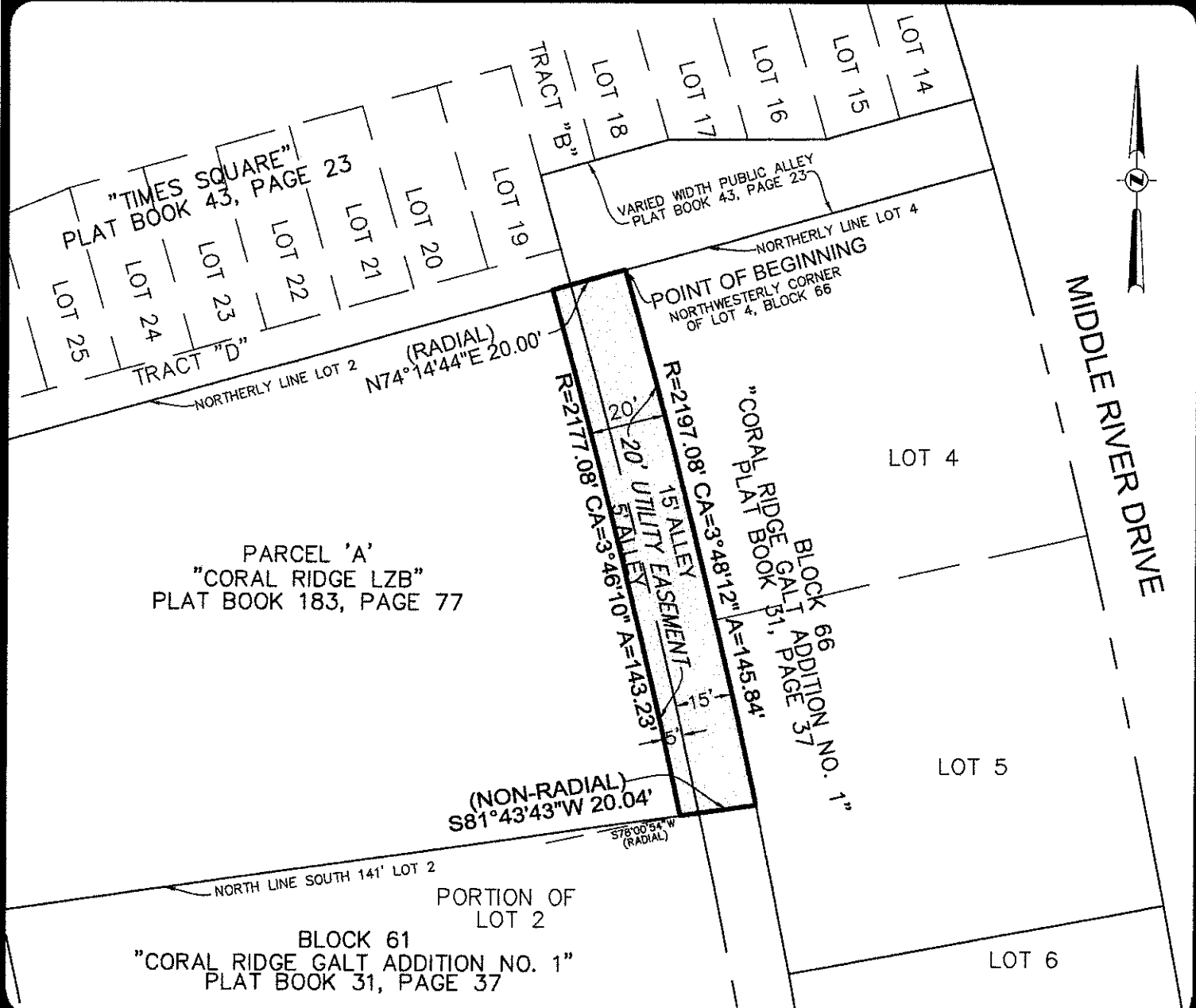
SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: DIVERSIFIED COMPANIES

SCALE: 1"=40'

DRAWN: L.S.

ORDER NO.: 63180

DATE: 5/30/17; 6/9/17

20' WIDE UTILITY EASEMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: CORAL RIDGE LZB

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH

## Karlanne Grant

---

**From:** Jason Crush <jcrush@crushlaw.com>  
**Sent:** Monday, May 22, 2017 2:27 PM  
**To:** Karlanne Grant  
**Cc:** Jason Crush  
**Subject:** FW: RE: 2980 N Federal Highway, Ft Lauderdale, 2980 Retail and Restaurant  
**Attachments:** image002.jpg; C2276-Request for No Objection Letter-W&S.PDF

See below on City No-objection.

Plat was executed by the County and was supposed to be recorded last week...checking now...stand by

Jason S. Crush  
Attorney at Law



Crush Law, P.A.  
333 North New River Drive East  
Suite 1500  
Fort Lauderdale, FL 33301  
Office: 954-522-2010  
Cell: 954-684-0050

THE INFORMATION CONTAINED IN THIS TRANSMISSION IS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, DO NOT READ IT. PLEASE IMMEDIATELY REPLY TO THE SENDER THAT YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, THEN DELETE IT. THANK YOU.

**From:** [johnflynn@graceengineers.com](mailto:johnflynn@graceengineers.com) [<mailto:johnflynn@graceengineers.com>]  
**Sent:** Wednesday, May 10, 2017 1:43 PM  
**To:** Jason Crush <[jcrush@crushlaw.com](mailto:jcrush@crushlaw.com)>; 'John Brennan' <[John@diversifiedcos.com](mailto:John@diversifiedcos.com)>  
**Subject:** Fwd: RE: 2980 N Federal Highway, Ft Lauderdale, 2980 Retail and Restaurant

John E Flynn, PE

From: Elkin Diaz  
Sent: Wednesday, May 10, 1:21 PM  
Subject: RE: 2980 N Federal Highway, Ft Lauderdale, 2980 Retail and Restaurant  
To: [johnflynn@graceengineers.com](mailto:johnflynn@graceengineers.com)  
Cc: Marie Pierce

Good afternoon Mr. Flynn,

In regards to your email below, please note that the proposed alleyway vacation, as shown in the attached document, does not cause any conflict with the City's existing stormwater system nor the anticipated stormwater master plan improvements as reviewed by the Public Works Operations and Engineering divisions.

If you have further questions, please let us know.

Kind Regards,

Elkin Diaz, MBA, PE, PMP

LEED Green Associate

Senior Project Manager

Public Works Department • Sustainability Division

100 N. Andrews Ave, 4th Floor • Fort Lauderdale, FL 33301

Office (954) 828-6539 • Cell (954)274-6237 • Fax (954) 828-5074

[ediaz@fo](mailto:ediaz@fo)



[rtlauderdale.gov](http://rtlauderdale.gov)

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from city officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.**

P Think **Green!** Please do not print this email unless it is necessary.

**From:** [johnflynn@graceengineers.com](mailto:johnflynn@graceengineers.com) [<mailto:JohnFlynn@GraceEngineers.com>]

**Sent:** Tuesday, May 09, 2017 2:35 PM

**To:** Marie Pierce

**Subject:** 2980 N Federal Highway, Ft Lauderdale, 2980 Retail and Restaurant

Marie, Attached is our request for a letter of no objection regarding an alley vacation for this project. Please review and advise, thanks

John E Flynn, PE

Grace Engineering, LLC

17110 SW 64<sup>th</sup> Court

Southwest Ranches, Florida 33331

O: 754.200.4534

M: 954.558.9628





Easement & Right-of-Way Vacation Letter

4/26/2017

To: John E. Flynn, PE  
Grace Engineering, LLC  
17110 SW 64<sup>th</sup> Ct.  
Southwest Ranches, FL 33331

**Subject:** Alley Vacation 2980 North Federal Highway

- (X) We have no facilities in the area to be vacated; therefore, we have no objections to this vacation.



---

David Rivera  
Gas Design Technician

- ( ) We have facilities in the area to be vacated; however, we have no objections to this vacation providing the applicant will pay for the relocation retirement or replacement of these facilities.

---

David Rivera  
Gas Design Technician

- ( ) We have facilities in the area to be vacated which cannot be relocated for technical reasons, however, we have no objections to the vacation providing a utility easement is incorporated in the replat, or the applicant will pay for the relocation or replacement of these facilities.

---

David Rivera  
Gas Design Technician

- ( ) We have objection to the proposed vacation for the following reasons:  
PGS has facilities in the easement and cannot be relocated.

---

David Rivera  
Gas Design Technician

## Karlanne Grant

---

**From:** Jason Crush <jcrush@crushlaw.com>  
**Sent:** Wednesday, April 26, 2017 6:25 PM  
**To:** Karlanne Grant  
**Cc:** Jason Crush  
**Subject:** FW: 2980 N Federal, Restaurant & Retail

KG,

Please see email chain below with FPL. I assume this is sufficient for "No-Objection"...Please confirm.

Thanks!

Jason S. Crush  
Attorney at Law



Crush Law, P.A.  
333 North New River Drive East  
Suite 1500  
Fort Lauderdale, FL 33301  
Office: 954-522-2010  
Cell: 954-684-0050

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---

**From:** [johnflynn@graceengineers.com](mailto:johnflynn@graceengineers.com) [<mailto:JohnFlynn@GraceEngineers.com>]  
**Sent:** Wednesday, April 26, 2017 6:23 PM  
**To:** Jason Crush <jcrush@crushlaw.com>  
**Subject:** FW: 2980 N Federal, Restaurant & Retail

Jason, will this email suffice or do we need more?

John E Flynn, PE  
**GRACE ENGINEERING, LLC**  
17110 SW 64<sup>th</sup> Court  
Southwest Ranches, Florida 33331  
O: 754.200.4534  
M: 954.558.9628

---

**From:** Dubs, Jeffrey [<mailto:Jeffrey.Dubs@fpl.com>]  
**Sent:** Wednesday, April 26, 2017 5:34 PM  
**To:** [JohnFlynn@GraceEngineers.com](mailto:JohnFlynn@GraceEngineers.com)  
**Subject:** RE: 2980 N Federal, Restaurant & Retail

Hey John,

Good to hear from you. I have no objection to vacating the alley if it is being replaced with a utility easement. We do not have a letter that I know of but I can ask my legal department to look into drafting something if need be.

Thanks,

Jeffrey Dubs  
Assoc Engineer – Distribution  
Power Delivery  
(954) 717-2081

---

**From:** [johnflynn@graceengineers.com](mailto:johnflynn@graceengineers.com) [<mailto:JohnFlynn@GraceEngineers.com>]  
**Sent:** Tuesday, April 25, 2017 10:12 PM  
**To:** Dubs, Jeffrey  
**Subject:** RE: 2980 N Federal, Restaurant & Retail

Hi Jeffrey, just following up on this project. Also attached is the request for no object letter if you could review and send me a response would be great. Thanks.

John E Flynn, PE  
**GRACE ENGINEERING, LLC**  
17110 SW 64<sup>th</sup> Court  
Southwest Ranches, Florida 33331  
O: 754.200.4534  
M: 954.558.9628

---

**From:** [JohnFlynn@GraceEngineers.com](mailto:JohnFlynn@GraceEngineers.com) [<mailto:JohnFlynn@GraceEngineers.com>]  
**Sent:** Friday, March 31, 2017 10:23 AM  
**To:** 'Dubs, Jeffrey' <[Jeffrey.Dubs@fpl.com](mailto:Jeffrey.Dubs@fpl.com)>  
**Subject:** RE: 2980 N Federal, Restaurant & Retail

Jeffrey, The space between the parking spaces is 3' wide which we could curb if you prefer, but that would leaver 2' between the curbs. Hopefully that works.

Panel A is the future restaurant TooJay's, they will be preparing the Panel A schedule as part of their plans to do the build-out of the restaurant space. The property owner (our project) is building all the infrastructure and building shell now, which will be immediately followed by the tenant building out their own interior spaces. I don't believe the tenant plans are ready yet but I will check. Thanks!

John E Flynn, PE  
**GRACE ENGINEERING, LLC**  
17110 SW 64<sup>th</sup> Court  
Southwest Ranches, Florida 33331  
954.558.9628

---

**From:** Dubs, Jeffrey [<mailto:Jeffrey.Dubs@fpl.com>]  
**Sent:** Friday, March 31, 2017 8:04 AM  
**To:** [JohnFlynn@GraceEngineers.com](mailto:JohnFlynn@GraceEngineers.com)  
**Subject:** RE: 2980 N Federal, Restaurant & Retail

Good morning John,

I have reviewed the plans and have a couple questions. First off how big is the proposed area for the new pole with bollards on the north side of the property? Also do you have a panel schedule for Panel A?

Thanks,

Jeffrey Dubs  
Assoc Engineer – Distribution  
Power Delivery  
(954) 717-2081

---

**From:** [johnflynn@graceengineers.com](mailto:johnflynn@graceengineers.com) [<mailto:JohnFlynn@GraceEngineers.com>]

**Sent:** Thursday, March 30, 2017 10:17 AM

**To:** Dubs, Jeffrey

**Subject:** 2980 N Federal, Restaurant & Retail

CAUTION - EXTERNAL EMAIL

Jeffrey, So I believe we were able to accommodate the new pole locations that you requested, see attached civil plans. I have also attached the electrical plans for the building so we can start on the service design. Question: can this service be provided from a pole transformer, or does this have to be a pad mounted transformer? Thanks Jeffery!

John E Flynn, PE  
**GRACE ENGINEERING, LLC**  
17110 SW 64<sup>th</sup> Court  
Southwest Ranches, Florida 33331  
954.558.9628



Felipe A. Rodriguez  
Mngr-OSP Ping & Design  
SE/CA

AT&T Florida  
8601 W Sunrise Blvd  
Plantation, Fl. 33322

T: 954-476-2917  
F: 954-476-7481  
felipe.rodriguez.1@att.com  
www.att.com

May 1, 2017

Grace Engineering, LLC  
17110 SW 64<sup>th</sup> Court  
Southwest Ranches, Fl. 33331

Attn: John E. Flynn, P.E.

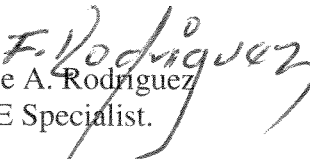
Ref: Proposed conversion of Alley to utility easement

Dear Mr. Flynn:

After reviewing the site plan provided, AT&T does not object to the proposed conversion of alley to utility easements so long as AT&T has access to any facilities located within these alley/easements at any time.

If any further questions should arise, please do not hesitate to call me at (954) 476-2917.

Sincerely,

  
Felipe A. Rodriguez  
OSPE Specialist.



**Engineering – Design Department**  
**2601 SW 145<sup>th</sup> Ave Miramar, FL 33027**

Friday, May 19, 2017

**John E Flynn, PE**  
**Grace Engineering, LLC**  
**17110 SW 64th Court**  
**Southwest Ranches, Florida 33331**

RE: **Letter of No Objection / Alley Vacation**  
**Too Jay's Restaurant**  
**2980 N Federal Highway**  
**Ft Lauderdale, FL**

**Dear Mr. Flynn, PE**

In reference to the proposed alley vacation at the above referenced location, Comcast has *no objection* to this proposed action as the vacated alley will be replaced with a public utility easement, in the same place.

Should you have any further question, please feel free to call me at 1-954-447-8405 e-fax 1-954-534-7008 or e-mail at [Leonard\\_Maxwell-Newbold@cable.comcast.com](mailto:Leonard_Maxwell-Newbold@cable.comcast.com)

Sincerely,

**Leonard Maxwell-Newbold**  
**Regional Permit Administrator**  
**Comcast / Southern Division ( RDC )**  
10/2/2015 4:26:10 PM

Cc:

File

Chuck Huston ( Comcast Area Construction Coordinator )